Case 1:05-cv-11013-RGS Docur	nent 1 Filed 05/17/2005	Page 1 of 11
MCF ISSUED EY DETY, CLK. DISTRICT OF BOSTO	ES DISTRICT COURT MASSACHUSETTS ON DIVISION	A DESTRUCTION OF SERVICE OF THE PROPERTY OF TH
GEORGE IVERSON, Individually,	:	
Plaintiff, vs.	05 ~ 110 : Case No.	13 RGS
DANIEL E. ROTHENBERG and JULIAN COHEN, as Trustees under the Old Chest-Hill Trust, established by Indenture of Trust dated as of April 21, 1978,		AGISTRATE JUDGE Tollings
Defendants.	:	

COMPLAINT

(Injunctive Relief Demanded)

GEORGE IVERSON, Individually, on his behalf and on behalf of all other individuals similarly situated, (sometimes referred to as "Plaintiff"), hereby sue the Defendants, DANIEL E. ROTHENBERG and JULIAN COHEN, as Trustees under the Old Chest-Hill Trust, established by Indenture of Trust dated as of April 21, 1978 (sometimes referred to as "Defendants"), for Injunctive Relief, and attorney's fees, litigation expenses, and costs pursuant to the Americans with Disabilities Act, 42 U.S.C. § 12181 et seq. ("ADA").

- a. Plaintiff, George Iverson, is an individual residing in Boston, Massachusetts.
- b. Defendant's property, CHESTNUT HILL SHOPPING CENTER is located at 1-27
 Boylston St and 33-55 Boylston St, Newton, MA in the County of Middlesex.

JURISDICTION AND VENUE

- 1. Pursuant to 28 U.S.C. § 1331 and 28 U.S.C. § 1343, this Court has been given original jurisdiction over actions which arise from the Defendant's violations of Title III of the Americans with Disabilities Act, 42 U.S.C. § 12181 et seq. See also 28 U.S.C. § 2201 and § 2202.
- Venue is properly in the United States District Court for the DISTRICT OF
 MASSACHUSETTS because venue lies in the judicial district of the property situs. The
 Defendant's property is located in and does business within this judicial district.

STATUTORY BACKGROUND

- 3. On July 26, 1990, Congress enacted the Americans with Disabilities Act of 1990, establishing important civil rights for individuals with disabilities, including the right to full and equal enjoyment of goods, services, facilities, privileges, and access to places of public accommodation.
- 4. Among other things, Congress made findings in 42 U.S.C. § 12101 (a)(1)-(3), (5) and (9) that included:
 - a. Some 43,000,000 Americans have one or more physical or mental disabilities, and this number is increasing as the population as a whole is growing older;
 - Historically, society has tended to isolate and segregate individuals with disabilities,
 and, despite some improvements, such forms of discrimination against individuals
 with disabilities continue to be a serious and pervasive social problem;
 - Discrimination against individuals with disabilities persists in such critical areas as employment, housing, public accommodations, education, transportation,

- communication, recreation, institutionalization, health services, voting and access to public services;
- d. Individuals with disabilities continually encounter various forms of discrimination, including outright intentional exclusion, the discriminatory effects of architectural, transportation, and communication barriers, overprotective rules and policies, failure to make modifications to existing facilities and practices, exclusionary qualification standards and criteria, segregation, and regulation to lesser services, programs, activities, benefits, jobs or other opportunities; and
- e. The continuing existence of unfair and unnecessary discrimination and prejudice denies people with disabilities the opportunity to compete on an equal basis and to pursue those opportunities for which our free society is justifiably famous, and costs the United States billions of dollars in unnecessary expenses resulting from dependency and nonproductivity.
- 5. Congress also explicitly stated in 42 U.S.C. §12101 (b)(1)(2) and (4) that the purpose of the Americans with Disabilities Act was to:
 - a. Provide a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities;
 - b. Provide clear, strong, consistent, enforceable standards addressing discrimination against individuals with disabilities; and,
 - Invoke the sweep of congressional authority, including the power to enforce the c. fourteenth amendment and to regulate commerce, in order to address the major areas

of discrimination faced day-to-day by people with disabilities.

- 6. Furthermore, pursuant to 42 U.S.C. § 12182 and 28 CFR 36.201(a), Congressional intent was for no place of public accommodation to discriminate against an individual, on the basis of such individual's disability, with regard to the full and equal enjoyment of the goods, services, facilities, privileges, advantages, or accommodations at that place of public accommodation.
- 7. Congress provided commercial businesses at least 18 months from enactment make their facilities compliant to the regulations in the Americans with Disabilities Act. The effective date of Title III of the ADA was January 26,1992, or January 26,1993, if the Defendant has ten (10) or fewer employees and gross receipts of \$500,000 or less. 42 U.S.C. § 12181; 28 CFR 36.508(a).

THE PARTIES AND STANDING

- 8. Plaintiff George Iverson is a Massachusetts resident, is sui juris and qualifies as an individual with disabilities as defined by the ADA. George Iverson has visited the property which forms the basis of this lawsuit and plans to return to the property to avail himself of the goods and services offered to the public at the property. The Plaintiff has encountered architectural barriers at the subject property.
- 9. The barriers to access at the property have endangered his safety.
- 10. George Iverson has a realistic, credible, existing and continuing threat of discrimination from the Defendant's non-compliance with the ADA with respect to this property as described but not necessarily limited to the allegations in paragraph 15 of this complaint.

- 11. Defendants, own or lease; or lease to; or operate a place of public accommodation as defined by the ADA and the regulations implementing the ADA, 28 CFR 36.201(a) and 36.104. Defendants are responsible for complying with the obligations of the ADA. The place of public accommodation that the Defendants own, operate, lease or lease to is known as CHESTNUT HILL SHOPPING CENTER, and is located at 1-27 Boylston St and 33-55 Boylston St, Newton, MA.
- 12. Plaintiff has reasonable grounds to believe that he will continue to be subjected to discrimination in violation of the ADA by the Defendant.
- 13. George Iverson desires to visit CHESTNUT HILL SHOPPING CENTER not only to avail himself of the goods and services available at the property but to assure himself that this property is in compliance with the ADA so that he and others similarly situated will have full and equal enjoyment of the property without fear of discrimination.
- 14. The Defendants have discriminated against the individual Plaintiff by denying him access to, and full and equal enjoyment of the goods, services, facilities, privileges, advantages and/or accommodations of the buildings, as prohibited by 42 U.S.C. § 12182 et seq.

THE INSTANT CLAIM

15. The Defendant has discriminated and is continuing to discriminate against the Plaintiff in violation of the ADA by failing to, inter alia, have accessible facilities by January 26,1992 (or January 26,1993 if Defendant has 10 or fewer employees and gross receipts of \$500,000 or less). A preliminary inspection of CHESTNUT HILL SHOPPING CENTER has shown that violations exist. These violations include, but are not limited to:

Parking

- a. There are no Disabled parking spaces that meet the requirements of the ADAAG.
- b. The disabled use spaces do not have clear and level access aisles provided, violating sections 4.1.2 and 4.6.3 of the ADAAG.
- c. The signs designating the disabled use spaces are not posted at sufficient heights, in violation of Section 4.6.4 of the ADAAG.
- d. The ramps provided from the parking areas to the facility have slopes, in excess of the limits prescribed in Section 4.8 of the ADAAG.
- e. The accessible parking spaces are improperly dispersed and marked as per US Code 23, Section 109D (striped in white and prominently outlined in blue), and in violation of section 4.6.2 of the ADAAG.
- f. There is a passenger unloading area provided without designating an area for disabled use in violation of Section 4.6.6 of the ADAAG.

Entrance Access and Path of Travel

- a. There are no accessible routes from the street, sidewalk and parking areas, violating Sections 4.3.2 4.5.2, 4.7.1 and 4.8.2 of the ADAAG.
- b. There are ramps at the facility that do not have level landings and/or contain excessive slopes, side slopes or cross slopes in violation of Sections 4.8.2, 4.8.4 and 4.8.6 of the ADAAG.
- c. There are curb ramps at the facility that project into vehicular areas and/or contain excessive slopes, side slopes or cross slopes, in violation of Sections 4.7.2, 4.7.5, 4.7.6 and 4.7.9 of the ADAAG.
- d. There are rises at the thresholds of entrances at the facility in excess of 3/4 of an inch, violating Section 4.13.5 of the ADAAG.
- e. There is not a continuous path of travel connecting all essential elements of the facility, violating Sections 4.3.1 and 4.3.1 of the ADAAG.

Access to Goods and Services

- There are counters throughout the facility in excess of 36", in violation of Section a. 7.2(1) of the ADAAG.
- There is insufficient clear floor space to access goods or services at the facility, in b. violation of several Sections of the ADAAG.

Restrooms

- There is a lack of disabled restrooms at this facility, and said restrooms are not fully a. accessible.
- 16. The discriminatory violations described in paragraph 15 are not an exclusive list of the Defendant's ADA violations. Plaintiffs require the inspection of the Defendant's place of public accommodation in order to photograph and measure all of the discriminatory acts violating the ADA and all of the barriers to access.
- 17. Defendants are required to remove the existing architectural barriers to the physically disabled when such removal is readily achievable for its place of public accommodation that has existed prior to January 26, 1992, 28 CFR 36.304(a); in the alternative, if there has been an alteration to Defendants' place of public accommodation since January 26,1992, then the Defendants are required to ensure to the maximum extent feasible, that the altered portions of the facility are readily accessible to and useable by individuals with disabilities, including individuals who use wheelchairs, 28 CFR 36.402; and finally if the Defendant's facility is one which was designed and constructed for first occupancy subsequent to January 26, 1993 as defined in 28 CFR 36.401 then the Defendant's facility must be readily accessible to and useable by individuals with disabilities as defined by the ADA.
- 18. Appendix A to Part 36 - Standards for Accessible Design (28 CFR Part 36, App. A) sets out

- guidelines for accessibility for buildings and facilities. These guidelines are to be applied during design, construction and alteration of such buildings and facilities to the extent required by regulations issued by Federal Agencies, including the Department of Justice, under the ADA.
- 19. Defendants have discriminated against the individual and corporate Plaintiffs by denying them access to full and equal enjoyment of the goods, services, facilities, privileges, advantages and/or accommodations of its place of public accommodation or commercial facility in violation of 42 U.S.C. § 12181 et seq., and 28 CFR 36.302 et seq. Furthermore, the Defendants continue to discriminate against the Plaintiff, and all those similarly situated by failing to make reasonable modifications in policies, practices or procedures, when such modifications are necessary to afford all offered goods, services, facilities, privileges, advantages or accommodations to individuals with disabilities; and by failing to take such efforts that may be necessary to ensure that no individual with a disability is excluded, denied services, segregated or otherwise treated differently than other individuals because of the absence of auxiliary aids and services.
- 20. The individual Plaintiff and all other individuals similarly situated have been denied access to, and have been denied the benefits of services, programs and activities of, the Defendant's buildings and its facilities, and have otherwise been discriminated against and damaged by the Defendants because of the Defendants' ADA violations, as set forth above. The individual Plaintiff and all others similarly situated will continue to suffer such discrimination, injury and damage without the immediate relief provided by the ADA as

- requested herein. In order to remedy this discriminatory situation, the Plaintiff requires an inspection of the Defendants' place of public accommodation in order to determine all of the areas of non-compliance with the Americans with Disabilities Act.
- 21. Plaintiffs have retained the undersigned counsel and are entitled to recover attorney's fees, costs and litigation expenses from the Defendant pursuant to 42 U.S.C. § 12205 and 28 CFR 36.505.
- 22. Notice to Defendants are not required as a result of the Defendants' failure to cure the violations by January 26,1992 (or January 26,1993 if Defendant has 10 or fewer employees and gross receipts of \$500,000 or less). All other conditions precedent have been met by Plaintiff or waived by the Defendants.
- 23. Plaintiffs are without adequate remedy at law and are suffering irreparable harm.
- 24. Pursuant to 42 U.S.C. § 12188, this Court is provided authority to grant Plaintiffs Injunctive Relief including an order to alter CHESTNUT HILL SHOPPING CENTER to make those facilities readily accessible and useable to the Plaintiffs and all other persons with disabilities as defined by the ADA; or by closing the facility until such time as the Defendant cures its violations of the ADA.

WHEREFORE, Plaintiffs respectfully request:

- a. The Court issue a Declaratory Judgment that determines that the Defendants at the commencement of the subject lawsuit is in violation of Title III of the Americans with Disabilities Act, 42 U.S.C. § 12181 et seq.
- b. Injunctive relief against the Defendants including an order to make all readily

achievable alterations to the facility; or to make such facility readily accessible to and usable by individuals with disabilities to the extent required by the ADA; and to require the Defendants to make reasonable modifications in policies, practices or procedures, when such modifications are necessary to afford all offered goods, services, facilities, privileges, advantages or accommodations to individuals with disabilities; and by failing to take such stops that may be necessary to ensure that no individual with a disability is excluded, denied services, segregated or otherwise treated differently than other individuals because of the absence of auxiliary aids and services.

- An award of attorney's fees, costs and litigation expenses pursuant to 42 U.S.C.§
 12205.
- d. Such other relief as the Court deems just and proper, and/or is allowable under Title
 III of the Americans with Disabilities Act.

Respectfully Submitted,

Jay M. Rosen, Esquire and George Skogstrom, Esquire Schlossberg & Associates, P.A. Co-Counsel for Plaintiffs 35 Braintree Hill, Suite 303 Braintree, MA 02185 (781) 848-5028 (781 848-5096 - Fax jrosen@sabusinesslaw.com gskogstrom@sabusinesslaw.com

On this 27 day of ### 2005.

By: /s/lay Rosen, Esq. Tob 5 2/6
Jay M. Rosen, Esquire

BBO: 659842

By: /s/George Skogstrom, Esq.

George Skogstrom, Esquire BBO: 552725

Lawrence A. Fuller, Esquire

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On this $\frac{29}{4}$ day of $\frac{144}{2005}$.

John P. Fuller, Esquire WP

Opening Documents Chestnut Hill Shopping Center (MA) (4-15-05).wpd

UNITED STATES DISTRICT COURT DISTRICT OF MASSACHUSETTS

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CIVIL COVER SHEET

The JS-44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the C of Court for the purpose of initiating the civil docket sheet. (SEE INSTRUCTIONS ON THE REVERSE OF THE FORM.)

PLAINTIFFS GEORGE IVERSON	Individually		DEFENDANTS DANIEL E. ROTHENBERG and JUIAN COHEN. as Trustees under the Old Chest-Hill Trust, established by Indenture of Trust dated as of April 21, 1978				
(b) County of Residence o	f First Listed Plaintiff Suffolk (CEPT IN U.S. PLAINTIFF CASES)		County of Residence of First Listed Defendant Middlesex (IN U.S. PLAINTIFF CASES ONLY) NOTE: IN LAND CONDEMNATION CASES, USE THE LOCATION OF THE TRALAND INVOLVED.				
(c) Attorney's (Firm Nam Fuller, Fuller and Ass 12000 Biscayne Blvd North Miami, Florida (305) 891-5199 : Tele (305) 893-9505 : Facs	, Suite 609 35 Braintree Hill, Suite 303 33181 Braintree, MA 02185 phone (781) 848-5028:Telephone		Attorneys (If Known)	'11013	RGS		
II. BASIS OF JURISD			IZENSHIP OF P	RINCIPAL PARTIES(P	ace an "X" in One Box for Plaint		
□ 1 U.S. Government Plaintiff			(For Diversity Cases Only) and One Box for Defendant) PTF DEF PTF Citizen of This State				
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IV. NATURE OF SUIT	(Place an "X" in One Box Only) TORTS	FORE	PETPETID PADENIA LATA	DANKBURTCV	OTHER STATUTES		
□ 110 Insurance □ 120 Marine □ 130 Miller Act □ 140 Negotiable Instrument □ 150 Recovery of Overpayment ∞ Enforcement of Judgment □ 151 Medicare Act □ 152 Recovery of Defaulted Student Loans (Excl. Veterans) □ 153 Recovery of Overpayment of Veteran's Benefits □ 160 Stockholders' Suits □ 190 Other Contract □ 195 Contract Product Liability REAL PROPERTY □ 210 Land Condemnation □ 220 Foreclosure □ 230 Rent Lease & Ejectment □ 240 Torts to Land □ 245 Tort Product Liability □ 290 All Other Real Property	PERSONAL INJURY 310 Airplane 315 Airplane Product Liability 320 Assault, Libel & Slander 330 Federal Employers' Liability 340 Marine 345 Marine Product Liability 350 Motor Vehicle Product Liability 360 Other Personal Injury CIVIL RIGHTS PRISONER PETIT 441 Voting 442 Employment X 443 Housing/ Accommodations 444 Welfare 440 Other Civil Rights PERSONAL INJU 362 Personal Injury Med. Malpract Broduct Liability Product Liability 365 Personal Injury PERSONAL PROPE 370 Other Fraud 371 Truth in Lendin 380 Other Personal Property Dama Product Liability 385 Property Dama Product Liability 385 Property Dama Product Liability 510 Motions to Vac Sentence Habeas Corpus: 444 Welfare 535 Death Penalty 540 Mandamus & C 550 Civil Rights 555 Prison Conditio		Discounting the control of the contr	□ 422 Appeal 28 USC 158 □ 423 Withdrawal 28 USC 157 PROPERTY RIGHTS □ 820 Copyrights □ 830 Patent □ 840 Trademark SOCIAL SECURITY □ 861 HIA (1395ff) □ 862 Black Lung (923) □ 863 DIWC/DIWW (405(g)) □ 864 SSID Title XVI □ 865 RSI (405(g)) FEDERAL TAX SUITS □ 870 Taxes (U.S. Plaintiff or Defendant) □ 871 IRS—Third Party 26 USC 7609	OTHER STATUTES 400 State Reapportionment 410 Antitrust 430 Banks and Banking 450 Commerce/ICC Rates/e 460 Deportation 470 Racketeer Influenced as Corrupt Organizations 810 Selective Service 850 Securities/Commodities Exchange 875 Customer Challenge 12 USC 3410 891 Agricultural Acts 892 Economic Stabilization 893 Environmental Matters 894 Energy Allocation Act 895 Freedom of Information Act 900 Appeal of Fee Determination Under E Access to Justice 950 Constitutionality of State Statutes 890 Other Statutory Actions		
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